

14, Lands Road, Pinhoe Exeter, EX4 8PT



An unfurnished four bed semi detached house newly decorated and new carpets throughout, drive and well maintained gardens in the popular area of Pinhoe.

The property benefits from having a conservatory and utility area and a well equipped kitchen. The house is on a bus route and within walking distance of local schools, supermarkets and has easy access to all the major routes out of the City. EPC Rating C.

Available Now

Monthly Rent of £1,600

THE ACCOMMODATION COMPRISES:

Entrance Porch

uPVC door. Wood flooring. uPVC window. Coat hooks. uPVC door leading into:

Hallway

Double glazed window to side elevation. Ceiling light. Smoke detector. Beige carpet. Radiator. Light switch. Understairs cupboard

Living Room 14' 11" x 10' 11" (4.54m x 3.32m)

Double glazed windows to front elevation. Radiator. Ceiling light. Electric fire with wooden mantle and marble surround. Ample power points. TV aerial point. Telephone point.



Dining Room 13' 11" x 11' 11" (4.24m x 3.63m)

uPVC patio sliding doors leading out to large conservatory. Ceiling lights. Radiator. Vinyl floor covering. Original brick chimney breast. Ample power points. Breakfast bar leading to:

Kitchen 8' 9" x 9' 5" (2.66m x 2.86m)

uPVC window looking out into conservatory. Original pantry cupboard. Door leading through to utility area. Built in induction hob with oven below. Built in dishwasher. Stainless steel sink with drainer and mixer taps. Ample power points with USB ports. Wood shelving. Ceiling lights and spotlights. Vinyl floor covering to match dining room.



Utility Room 9' 7" x 12' 1" (2.93m x 3.69m)

Dual aspect room with uPVC windows to front elevation and door leading out to the front. To the rear uPVC sliding doors. Ample storage. Plumbing for washing machine. Radiator. Ample power points. Door leading to shower room

Downstairs Shower Room 5' 4" x 4' 3" (1.62m x 1.30m)

uPVC window to rear elevation. Enclosed light fitting. Corner shower cubicle fully tiled with Mira Electric shower. Low level WC, Pedestal wash hand basin. Heated towel rail

Conservatory 18' 4" x 10' 4" (5.59m x 3.15m)

Beige carpet. Patio doors leading out to rear garden. Blinds. Power points.

First Floor Landing

Stairs from the hallway leading to First Floor Landing. Beige carpet.

Family Bathroom 7' 2" x 5' 10" (2.18m x 1.78m)

uPVC window to rear elevation. Varnished floorboards. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Fully tiled around the bath. Mira shower over the bath. Alcove area with shelving. Central heating programmer. Light pull cord. Ceiling light

Bedroom Two 11' 11" x 11' 9" (3.63m x 3.57m)

Double glazed window to rear elevation. Blind over. Ceiling light. Varnished floorboards. Ample power points. Light switch

Bedroom Three 11' 3" x 10' 11" (3.43m x 3.32m)

Double glazed window to front elevation. Beige carpet. Two ceiling lights. Power points. Radiator. Light switch

Bedroom Four 7' 8" x 9' 9" (2.33m x 2.96m)

Dual aspect room double glazed windows to front and side elevation. Ceiling light. Carpet. Dimmer switch. Radiator. Ample power sockets.

Second Floor

Stairs leading up to:

Bedroom One 15' 10" x 16' 3" (4.83m x 4.95m)

Dual aspect room with two velux windows to the front elevation and one velux to the rear elevation. Ceiling light. Ample power points. Beige carpet. Light switches. Telephone point.

**Rear Garden**

Large mature garden with lawned, patio and gravel area. To the front of the property there is a drive way

**Additional Information**

Deposit £1,600 Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days Council Tax Band C Suitable for a family or a professional couple 6 month fixed tenancy then on a periodic month to month Redress Scheme: The Property Ombudsman Milford House 43-55 Milford Street Salisbury Wiltshire SP1 2BP Membership number N02624-0 Client Money Protection (CMP): Cheltenham Office Park Hatherley Lane Cheltenham GL51 6SH Membership number A3527

Permitted Fees

Holding fee £100 – this will form part of your deposit upon a satisfactory reference, if the reference comes back unacceptable due to undisclosed information or similar or withdraw for any reason this money will not be refunded. To amend the agreement – If you request any changes to your agreement i.e someone moves out or in to the property there will be a fee of £50 inclusive of VAT To Surrender the tenancy – If you wish to leave the tenancy before the end of the fixed term and we have found another tenant to cancel your liability and the landlord agrees to this, there will be a fee of £300 inclusive of VAT. Loss of key/fob – If you lose a key, key fob to a building or a remote control to a garage or parking space, the cost will vary depending on the block management and whether the key is a security one for this there will be a fee up to £100 inclusive of VAT

Property Misdescription Clause

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Landlord are to be or become under any liability or claim in respect of their contents. Any prospective tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained therein.

Energy performance certificate (EPC)

14 Lands Road EXETER EX4 8PT	Energy rating C	Valid until: 13 March 2034
		Certificate number: 8334-2927-0300-0744-5292

Property type	Semi-detached house
Total floor area	142 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance